


48152
Shelby

THIS INSTRUMENT WAS PREPARED BY:

ALAN C. KEITH, ATTORNEY AT LAW
2100 LYNNGATE DRIVE
BIRMINGHAM, ALABAMA 35216

Send tax notice to:
John Richard Abbott
Amy Butler Abbott
17440 Highway 42
Shelby, AL 35143


20141204000381730 1/2 \$47.50
Shelby Cnty Judge of Probate, AL
12/04/2014 01:04:59 PM FILED/CERT

Source of title Deed Book 2001, page 24011

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

SHELBY COUNTY KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Three hundred five thousand and 00/100 (\$305,000.00) Dollars, of which amount \$274,500.00 is paid from the proceeds of a purchase money mortgage executed and recorded simultaneously herewith, to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Kenneth S. Blaylock and Adeline R. Blaylock, husband and wife (herein referred to as grantors) do grant, bargain, sell and convey unto John Richard Abbott and Amy Butler Abbott, husband and wife (herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama to-wit:

Lot 3, according to a Willow Island Subdivision, a plat of said subdivision is recorded in Map Book 4, Page 73, in the Probate Office of Shelby County, Alabama. Situated in Shelby County, Alabama.

Subject to all rights of way, easements, covenants and restrictions of record.

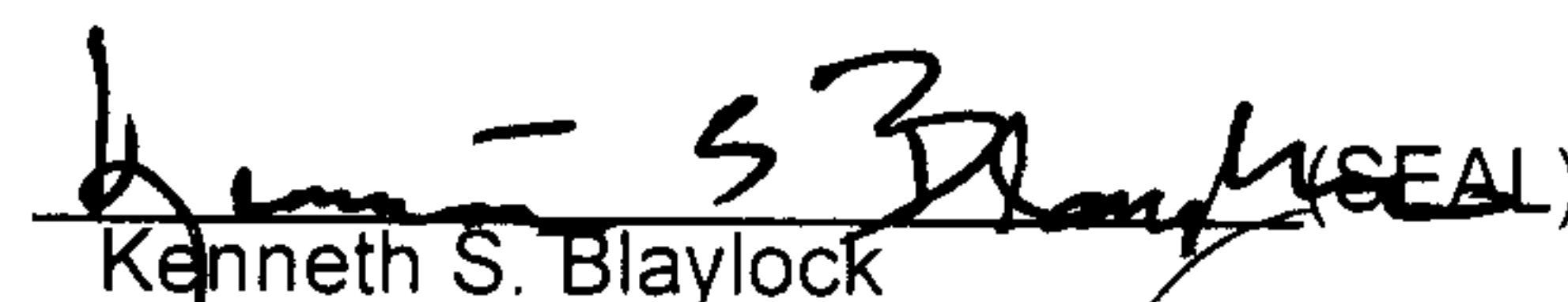
Subject to current year ad valorem taxes, which are not yet due and payable.

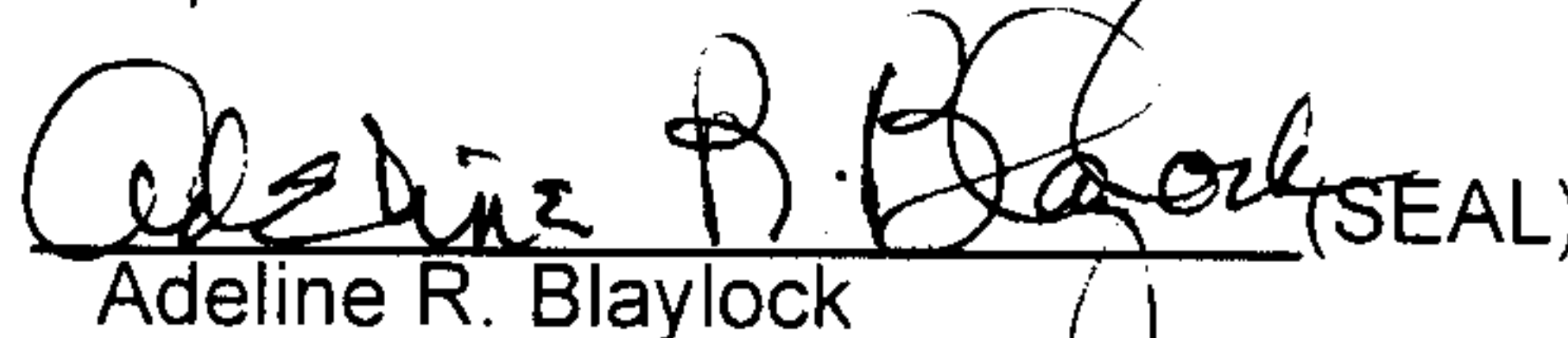
TO HAVE AND TO HOLD to the said GRANTEES as joint tenants with right of survivorship.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all person.

IN WITNESS WHEREOF, I/we have hereunto set my/our hand(s) and seal(s), this November 26, 2014.

Shelby County, AL 12/04/2014
State of Alabama
Deed Tax: \$30.50

 (SEAL)
Kenneth S. Blaylock

 (SEAL)
Adeline R. Blaylock

STATE OF ALABAMA
Shelby COUNTY

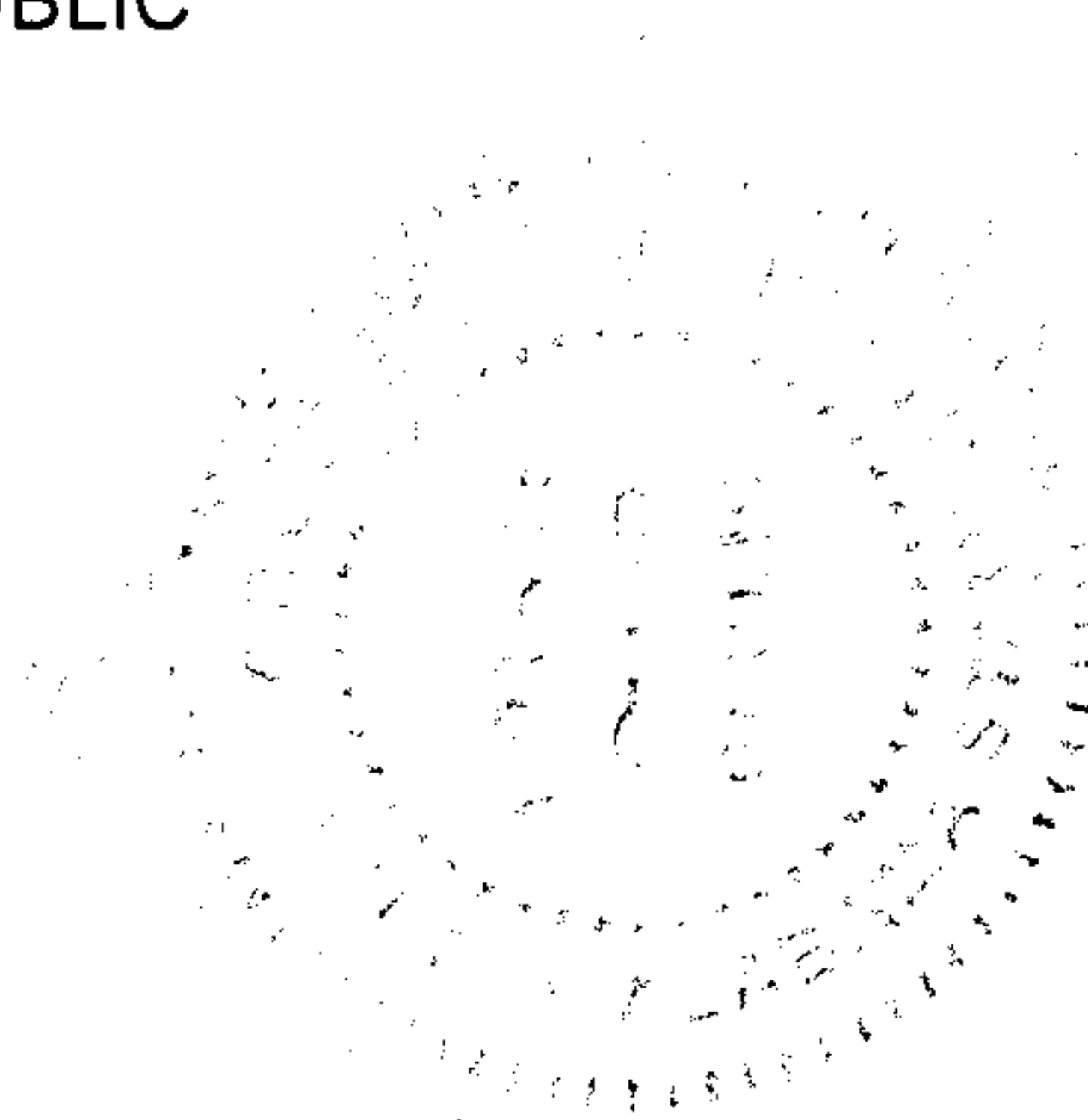
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Kenneth S. Blaylock and Adeline R. Blaylock, husband and wife, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on November 26, 2014.

My commission expires:

JAN 17th 2018


NOTARY PUBLIC



Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name

Kenneth + Adeline Blaylock

Mailing Address

17440 Highway 42
Shelby AL

Grantee's Name

Richard Abbott +

Mailing Address

Amy Butler Abbott
205 Red Bay Drive
Maylene AL 35114

Property Address

17440 Highway 42
Shelby, AL 35143

Date of Sale

11-26-14

Total Purchase Price

\$ 305,000.00

or

Actual Value

\$

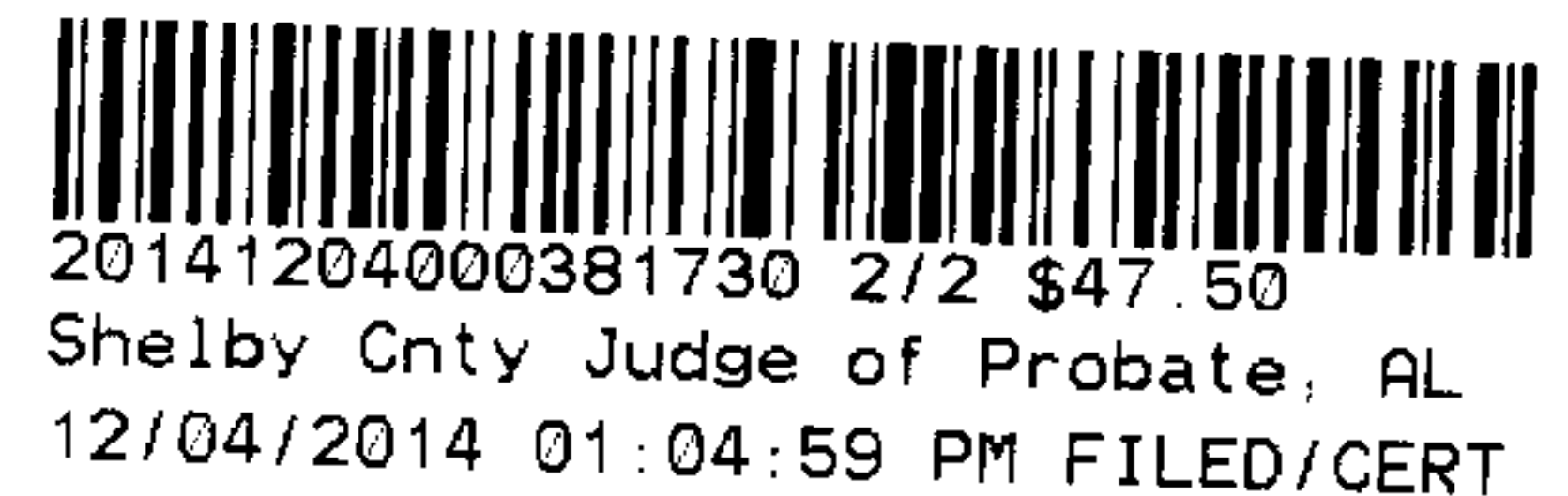
or

Assessor's Market Value \$

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

☐ Bill of Sale
☒ Sales Contract
☐ Closing Statement

☐ Appraisal
☐ Other



If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date 11-26-14

Print Adeline R. Blaylock

Unattested

Sign Adeline R. Blaylock

(verified by)

(Grantor/Grantee/Owner/Agent) circle one